



Squires Court Raleigh Mead, South Molton, EX36 4FL

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## A well presented first floor apartment for retirement living

South Molton Town Centre - walking distance Barnstaple -12 miles Tiverton -18 miles

- Retirement living community for over 60's
- Two spacious bedrooms
- Fully fitted kitchen
- Private first floor balcony
- Available immediately
- Pets considered subject to vetting
- 12+ months
- Deposit £1730
- Council Tax Band B
- Tenant Fees Apply

**£1,500 Per Month**

01271 322837 | [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)

## THE PROPERTY COMPRISES OF

Coded entrance through communal hallways with lift to all floors

### ENTRANCE HALLWAY

10'8" x 4'9"

Giving access to the lounge, shower room and both bedrooms as well as the utility cupboard housing the washing machine, positive air and hot water systems and the storage cupboard housing the fuse board and electric meter

### SHOWER ROOM

7'1" x 4'8"

Shower enclosure, WC and basin.

### LOUNGE

23'11" x 11'6" max

Spacious lounge with carpets and electric fireplace. Patio door leading to the private balcony.

### KITCHEN

7'5" x 8'11"

Fully fitted kitchen with built in oven, hob, dishwasher, fridge and freezer.

### BEDROOM TWO

9'1" max x 15'1" max

Large double bedroom with carpet and curtains. Fitted wardrobe and drawer unit.

### BEDROOM ONE

9'11" x 20'2" max

Large double bedroom with carpet and curtains.

### ENSUITE WET ROOM

6'10" x 6'9"

Accessed via Bedroom One. Level access shower enclosure. W.C and basin fitted in vanity unit

### WALK IN WARDROBE

6'3" x 4'3"

Accessed via Bedroom One. Fixed hanging rails and set of shelves.

## SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected, included within rent

Gas - No gas at the property

Heating - Underfloor electric heating with individual room thermostats

Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1 Mbps, Superfast: Download 71 Mbps, Upload 15 Mbps, Ultrafast: Download

1000 Mbps, Upload 1000 Mbps

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and

Vodafone - all show as good outdoors.

Local Authority: Council tax band B

## SITUATION

Squire Court is located in a peaceful cul-de-sac in the market town of South Molton. Focused around the town square, South Molton offers a comprehensive range of everyday amenities including a good variety of independent shops, Sainsbury's supermarket, Post Office, banking facilities, library, pubs, restaurants and café's. The town dates from the Saxon era and bustles when the award winning twice weekly pannier markets and livestock markets take place. The A361 bypasses the town and provides good access to the regional centre of Barnstaple to the east and Tiverton and M5 to the west at junction 27 where Tiverton Parkway Station also provides an express service to London Paddington. The main bus route from Tiverton to Barnstaple passes through the town.

## DIRECTIONS

From South Molton take the B3227 (West Street) leading out of the town towards Umberleigh. Continue along this road, taking the third left hand turn into Raleigh Park. Continue down the hill and take the third left turn into Raleigh Mead. Continue up the hill, keep left at the top and follow this road to the end whereupon Squire Court will be found on the right.

What3words Ref: ///shrug.response.file

## RENTERS RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

## LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1500.00 pcm exclusive of all charges. DEPOSIT: £1730.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). A minimum annual gross household income of £45,000.00 is required to be considered. References required, viewings strictly through the agents. Pets may be considered at this property subject to a vetting application and acceptance under lease requirements.

## TENANT FEES & HOLDING DEPOSIT

This is to reserve a property and set off against the first month's rent and deposit.

The Holding Deposit of £346.00 (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

## AGENTS NOTE

Squire Court is a retirement community for over 60's. The rent includes 24 hour call system, water bill and access to the communal facilities. Tenants can arrange a parking space separately with McCarthy Stone as well as storage cages if required. McCarthy Stone will require any residents to be capable of independent living.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) A                                  |  |                         |           |
| (81-91) B                                   |  | 85                      | 85        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |